

**BOARD OF ZONING APPEALS AGENDA
FEBRUARY 7, 2006**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, February 7, 2006, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. KINGDOM HALL OF JEHOVAH'S WITNESSES MOUNT VERNON CONGREGATION,
CL SPA 99-V-013 Appl. under Sect(s). 3-503 of the Zoning Ordinance to amend SP 99-V-013
Admin. previously approved for a place of worship to permit a reduction in land area. Located at
Moved to 7920 Holland Rd. on approx. 3.98 ac. of land zoned R-5. Mt. Vernon District. Tax Map
4/11/06 at 102-1 ((1)) 38A. (Admin. moved from 11/15/05 and 12/13/05 at appl. req.)
appl. req.
- 9:00 A.M. HOSSEIN FATTAHI, VC 2004-PR-037 Appl. under Sect(s). 18-401 of the Zoning
SL Ordinance to permit construction of additions 6.5 ft. from side lot line. Located at 8723
Decision Litwalton Ct. on approx. 13,789 sq. ft. of land zoned R-4. Providence District. Tax Map
Deferred to 39-3 ((28)) 5A. (Decision deferred from 5/25/04, 7/20/04, 1/25/05, 5/3/05, and 9/20/05)
9/26/06
- 9:00 A.M. CHARLES AND PAMELA MESLER, SP 2005-SU-048 Appl. under Sect(s). 8-913 of the
DH Zoning Ordinance to permit modification to certain R-C lots to permit construction of
Approved addition 12.8 ft. with eave 11.8 ft. from side lot line. Located at 4338 Silas Hutchinson Dr.
on approx. 12,328 sq. ft. of land zoned R-C, WS and AN. Sully District. Tax Map 33-4
((2)) 224.
- 9:00 A.M. FORREST & MARVA HATCHER, VC 2003-PR-194 Appl. under Sect(s). 18-401 of the
DH Zoning Ordinance to permit construction of fence greater than 4.0 ft. in height in front yard
Decision and 7.0 ft. in height in side and rear yards and storage structure exceeding 200 sq. ft. in
Deferred to gross floor area. Located at 2747 Oldewood Dr. on approx. 27,921 sq. ft. of land zoned R-
6/6/06 3. Providence District. Tax Map 49-2 ((1)) 121. (Concurrent with SP 2003-PR-054).
(Continued from 3/2/04) (Decision deferred from 5/4/04, 11/2/04, 7/12/05, 12/6/05, and
1/24/06)
- 9:00 A.M. FORREST & MARVA HATCHER, SP 2003-PR-054 Appl. under Sect(s). 8-914 of the
DH Zoning Ordinance to permit reduction to the minimum yard requirements based on error in
Decision building location to permit deck and dwelling to remain 2.5 ft. with eave 1.5 from side lot
Deferred to line and accessory structures to remain 0.0 ft. and 1.0 ft. from side lot line. Located at
6/6/06 2747 Oldewood Dr. on approx. 27,921 sq. ft. of land zoned R-3. Providence District. Tax
Map 49-2 ((1)) 121. (Concurrent with VC 2003-PR-194). (Continued from 3/2/04)
(Decision deferred from 5/4/04, 11/2/04, 7/12/05, 12/6/05, and 1/24/06)

- 9:00 A.M. SANDRA SANTAMARIA AND MARLENE SANTAMARIA, SP 2005-DR-047 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. Located at 7428 Paxton Rd. on approx. 11,995 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((5)) (J) 1.
SV
Admin.
Moved to
3/14/06
for notices
- 9:00 A.M. LEE M. AND ROBIN L. MILLER, SP 2005-HM-045 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. Located at 1867 Beulah Rd. on approx. 1.93 ac. of land zoned R-1. Hunter Mill District. Tax Map 28-4 ((1)) 55. (Admin. moved from 1/31/06 at appl. req.)
CB
Approved
- 9:30 A.M. RONALD AND LETA DEANGELIS, A 2003-SP-002 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan, an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 21.83 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17A, 17B and 17C. (Concurrent with A 2003-SP-003 and A 2003-SP-004). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, 1/27/04, 2/17/04, 3/23/04, 5/11/04, 10/26/04, 3/1/05, 4/12/05, 7/26/05, and 9/20/05 at appl. req.)
DJQ
Admin.
Moved to
5/16/06 at
appl. req.
- 9:30 A.M. ROBERT DEANGELIS, A 2003-SP-003 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan, an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 7.65 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17A. (Concurrent with A 2003-SP-002 and A 2003-SP-004). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, 1/27/04, 2/17/04, 3/23/04, 5/11/04, 10/26/04, 3/1/05, 4/12/05, 7/26/05, and 9/20/05 at appl. req.)
DJQ
Admin.
Moved to
5/16/06 at
appl. req.
- 9:30 A.M. GEORGE HINNANT, A 2003-SP-004 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan, an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 7.65 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17B. (Concurrent with A 2003-SP-002 and A 2003-SP-003). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, 1/27/04, 2/17/04, 3/23/04, 5/11/04, 10/26/04, 3/1/05, 4/12/05, 7/26/05, and 9/20/05 at appl. req.)
DJQ
Admin.
Moved to
5/16/06 at
appl. req.

9:30 A.M. BRIAN J. BROADHEAD, A 2005-MV-058 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has constructed an open deck which does not meet the minimum side yard requirement for the R-20 District in violation of Zoning Ordinance provisions. Located at 8262 Phelps Lake Ct. on approx. 2,214 sq. ft. of land zoned R-20. Mt. Vernon District. Tax Map 107-1 ((4)) 54A.
JC
Decision
Deferred to 2/28/06

9:30 A.M. DANIEL T. AIDE, A 2005-LE-059 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a junk yard and storage yard on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 6705 Elder Av. On approx. 21,784 sq. ft. of land zoned R-1. Lee District. Tax Map 90-2 ((10)) 97.
CPJ
Continued to 5/9/06

JOHN DIGIULIAN, CHAIRMAN